



THE
A-TEAM

**RE/MAX
FIRST**

9 274 Township, Irricana T0M 1B0

MLS® #: **A2198773** Area: **NONE** Listing Date: **03/03/25** List Price: **\$276,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Industrial Land**
 City/Town: **Irricana**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **130,680 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

40
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Condo Fee: **\$50** Title: **Fee Simple** Zoning: **I-L**
 Fee Freq: **Monthly**

Legal Desc:

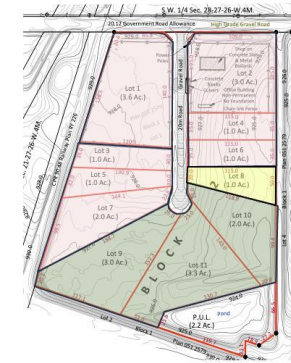
Remarks

Pub Rmks: **This versatile commercial land in Irricana, Alberta, offers direct access off Township Road 274, providing excellent connectivity for a variety of industrial or storage uses. Located on the north side of town, the site features a compacted and graveled access road, with natural gas and electricity available at the property edge. Each lot will be rough-graded ensuring a ready-to-use site. Development can proceed via a Development Permit (DP) while the formal subdivision process is completed. Vendor financing is available, offering flexibility for potential buyers. For more information or to schedule a site visit, contact us today.**

Inclusions:
Property Listed By:

N/A
CDN Global Advisors Ltd.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



AVAILABLE
CONDITIONALLY
SOLD
SOLD

